



**GASCOIGNE
HALMAN**

BOOTHS HILL ROAD, LYMM

THE AREAS LEADING ESTATE AGENT



BOOTHS HILL ROAD, LYMM

£425,000

Tucked away on a tranquil and discreet cul-de-sac of just four properties, this charming detached cottage in super condition with a lovely south facing, traditional stone walled garden with parking and a garage.

Charming detached cottage within easy reach of the village

Small exclusive cul-de-sac of just four dwellings offering privacy

Private, south facing, stone walled gardens perfect for outdoor dining

Garage and off road parking

Three bedrooms and a bathroom

Two reception rooms, dining kitchen and cloakroom/WC





Property of similar ilk to this detached cottage is incredibly difficult to find especially so close to the village. It lies on a discreet and largely unknown cul-de-sac of just four properties complete with ample off road parking and a detached single garage. To the rear there are walled, cottage gardens which are extremely well tended to over the years and comprise a shaped lawn and a terraced patio which enjoy a private southerly aspect.

The accommodation internally has also been very well maintained and comprises an entrance hall and cloakroom/WC, a living room, a dining kitchen with appliances and garden room. On the first floor there are three bedrooms and a smart white bathroom.

DIRECTIONS

SAT NAV WA13 0DN

LOCATION

Lymm is considered to be one of the most desirable places to live in Cheshire. Large enough to have good facilities and shops on the doorstep, yet small enough to sustain a proper village centre and a real sense of community, Lymm is surrounded by green spaces such as Lymm Dam, the TransPennine Trail and the Bridgewater Canal. The location is ideal: excellent access to the M6/M56/M60 motorway network puts Manchester, Liverpool, Chester and Manchester Airport within commuting distance. The Metrolink to Manchester can be accessed via the Altrincham interchange and Warrington Bank Quay is the closest Intercity link to London Euston. Lymm affords access to outstanding pre-school, primary and high school education in the state and private sector. Local sports and leisure opportunities abound, with numerous pubs, cafes, restaurants and sports clubs, including rugby, tennis and football.

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council Tax Band:- D

ENERGY PERFORMANCE RATING

EPC RATING:- D

VIEWING

Viewing strictly by appointment through the Agents.

SERVICES (NOT TESTED)

All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

Approximate Gross Internal Floor Area = 102.9 sq m / 1108 sq ft

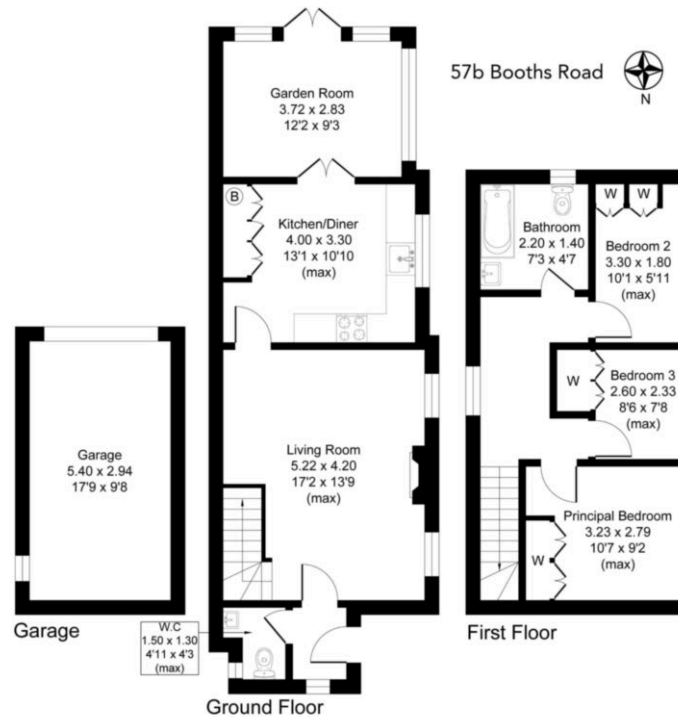


Illustration for identification purposes only, measurements are approximate, not to scale.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

LYMM OFFICE

01925 758345

lymm@gascoignehalman.co.uk

6 The Cross Lymm, Cheshire WA13 0HP

**GASCOIGNE
HALMAN**